



Department of Public Works
Infrastructure Services Division

Ghassan Korban
Commissioner of Public Works

Preston D. Cole
Director of Operations

Jeffrey S. Polenske
City Engineer

January 22, 2016

Subject: Specific Official Notice No. 14-1-2016
North Point Water Tower
Exterior and Interior Restoration
2288 N. Lake Drive
Milwaukee, Wisconsin 53202

For which bids will be received on
Tuesday, January 26, 2016 at 10:30am

Addendum No. 2

- A. In regard to our advertisement for the North Point Water Tower Exterior and Interior Restoration, 2288 North Lake Drive, Milwaukee, Wisconsin 53202, this attached Addendum No. 2 is issued to modify the original documents and is hereby made part of the proposal.
- B. Each bidder shall read the entire addendum. Proposals shall include all items included in this Addendum No. 2.

Very truly yours,

Michael Krause, Architectural Project Manager
Bridges and Buildings



Specific Official Notice No. 14-1-2016

North Point Water Tower
Exterior and Interior Restoration
2288 North Lake Drive
Milwaukee, Wisconsin 53202

Addendum No. 2

IMMEDIATELY UPON RECEIPT OF THE ADDENDUM, PLEASE SIGN THIS RECEIPT AND FAX BACK TO DPW- BRIDGES AND BUILDINGS SECTION AT (414) 286-5907 OR EMAIL (sschut@Milwaukee.gov).

Company Name

Name

Date



Addendum No. 2
January 22th 2016

Official Notice No. 14-1-2016
North Point Water Tower
Exterior and Interior Restoration
2288 N. Lake Drive
Milwaukee, Wisconsin 53202

Addendum Modifications:

On the Specific Official Notice (& Invitation to Bid)

*The following revision is to be incorporated into the **Specific Official Notice and Invitation to Bid***
THE BID OPENING DATE HAS BEEN CHANGED. THE FIRST PAGE OF THE OFFICIAL NOTICE SHOULD READ AS FOLLOWS:

*Sealed bids will be opened on **Tuesday, February 2, 2016 at 10:30AM** for the **North Point Water Tower Exterior and Interior Renovation, 2288 North Lake Drive, Milwaukee, Wisconsin 53202.***

Specification Modifications

*The following revisions are to be incorporated into the **Specifications***

TABLE OF CONTENTS CHANGES:

- Modify the section title as follows:
 - 01200 Project Meetings / 1-2
- Add to Table of Contents the following sections:
 - 01210 Allowances / 1-3
 - 01270 Unit Prices / 1-3
 - 01732 Selective Demolition / 1-7
- Remove from the Table of Contents the following section:
 - 01740 Warranty / 1

ADD THE FOLLOWING SPECIFICATION SECTIONS TO THE BID DOCUMENTS:

- 01210 Allowances
- 01270 Unit Prices
- 01732 Selective Demolition

REMOVE THE FOLLOWING SPECIFICATION SECTION FROM THE BID DOCUMENTS:

- 01740 Warranty

Drawing Modifications

The following sheets are reissued with the following changes

SHEET A-101

- Removed keyed notes on plan numbered 11 and 12
- Removed notes F

SHEET A-201

- Removed notes F

SHEET A-202

- Removed notes F



SECTION 01210 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
 - 2. Unit-cost allowances.
 - 3. Quantity allowances.
 - 4. Contingency allowances.
 - 5. Testing and inspecting allowances.
- C. Related Requirements:
 - 1. Section 01270 "Unit Prices" for procedures for using unit prices.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.3 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.4 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.5 CONTINGENCY ALLOWANCES

- A. Use the Unforeseen Conditions Allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's related costs for products and equipment ordered by Owner under the allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation[, taxes], insurance, equipment rental, and similar costs.
- C. At Project closeout, credit unused amounts remaining in the unforeseen conditions allowance to Owner by Change Order.

1.6 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
 - 3. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Unforeseen Conditions Allowance: Include the sum of \$6,000.00: For work associated with unforeseen conditions encountered during construction activities and work beyond the scope included in the documents.
 - 1. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 01270 "Unit Prices."
- B. Allowance No. 2: Material Testing Allowance: Include the sum of \$2,200.00: For work associated with testing the existing stone masonry mortar.
 - 1. Coordinate testing requirements with Section 04906 Masonry Re-Pointing.
- C. Allowance No. 3: Stone Masonry Repointing Allowance: Include the quantity of 3,800 SF of additional area of stone masonry repointing on the exterior of the tower. This allowance is for work beyond the specific repair scope identified by key notes included in the documents. The contractor shall identify proposed areas for repointing with architect and owner.
 - 1. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 01270 "Unit Prices."
- D. Allowance No. 4: Brick Masonry Repointing Allowance: Include the quantity of 1,500 SF of additional area of brick masonry repointing on the interior of the tower. This allowance is for work beyond the specific scope identified by key notes included in the documents. Prior to the start of the interior repointing the contractor shall identify the proposed areas for repointing and confirm with the architect and owner.
 - 1. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 01270 "Unit Prices."

END OF SECTION 01210

SECTION 01270 - UNIT PRICES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.

1.2 DEFINITIONS

- A. Unit price is a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.3 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

- A. Unit Price No. 04 - 01:
 - 1. Description: STONE MASONRY RE-POINTING according to Section 04906 "Masonry Re-Pointing."
 - 2. Unit of Measurement: Square Feet.
 - 3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01210 "Allowances."

B. Unit Price No. 04 - 02:

1. Description: BRICK MASONRY RE-POINTING according to Section 04906 "Masonry Re-Pointing."
2. Unit of Measurement: Square Feet.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01210 "Allowances."

C. Unit Price No. 04 - 03:

1. Description: BRICK MASONRY CRACK REPAIR according to Section 04915 "Brick Masonry Repair."
2. Unit of Measurement: Linear Foot.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01210 "Allowances."

D. Unit Price No. 04 - 04:

1. Description: STONE MASONRY CRACK REPAIR according to Section 04925 "Stone Repair."
2. Unit of Measurement: Linear Foot.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01210 "Allowances."

E. Unit Price No. 04 - 05:

1. Description: STONE MASONRY CONSOLIDATION REPAIR according to Section 04925 "Stone Repair."
2. Unit of Measurement: Square Foot.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01210 "Allowances."

F. Unit Price No. 04 - 06:

1. Description: BRICK MASONRY REPLACEMENT according to Section 04915 "Brick Masonry Repair."
2. Unit of Measurement: Square Foot.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01210 "Allowances."

G. Unit Price No. 08 - 01:

1. Description: WOOD WINDOW PATCH-TYPE REPAIR according to Section 08552 "Wood Window Repairs."
2. Unit of Measurement: Linear Feet.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01210 "Allowances."

H. Unit Price No. 08 - 02:

1. Description: WOOD WINDOW MEMBER-REPLACEMENT REPAIR according to Section 08552 "Wood Window Repairs."
2. Unit of Measurement: Linear Feet.
3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01210 "Allowances."

END OF SECTION 01270

SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition and removal of selected portions of building or structure.
2. Demolition and removal of selected site elements.
3. Salvage of existing items to be reused or recycled.

B. Related Requirements:

1. Section 01010 "Summary of Work" for restrictions on use of the premises, Owner-occupancy requirements, and phasing requirements.

1.2 DEFINITIONS

- A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.
- B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and store.
- C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.
- E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

1.3 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.
- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.4 PREINSTALLATION MEETINGS

- A. Predemolition Conference: Conduct conference at Project site.
 - 1. Inspect and discuss condition of construction to be selectively demolished.
 - 2. Review structural load limitations of existing structure.
 - 3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
 - 4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
 - 5. Review areas where existing construction is to remain and requires protection.

1.5 INFORMATIONAL SUBMITTALS

- A. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for dust control. Indicate proposed locations and construction of barriers.
- B. Schedule of Selective Demolition Activities: Indicate the following:
 - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
 - 2. Interruption of utility services. Indicate how long utility services will be interrupted.
 - 3. Coordination for shutoff, capping, and continuation of utility services.
 - 4. Use of stairs.
 - 5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
- C. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by demolition operations.
- D. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

1.6 CLOSEOUT SUBMITTALS

- A. Inventory: Submit a list of items that have been removed and salvaged.

1.7 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. Hazardous materials will be removed by Owner before start of the Work.
 - 2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- E. Historic Areas: Demolition and hauling equipment and other materials shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches (300 mm) or more.
- F. Storage or sale of removed items or materials on-site is not permitted.
- G. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1.8 COORDINATION

- A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.

- C. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
 - 1. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.
- D. Verify that hazardous materials have been remediated before proceeding with building demolition operations.
- E. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or video and templates.
 - 1. Inventory and record the condition of items to be removed and salvaged. Provide photographs or video of conditions that might be misconstrued as damage caused by salvage operations.
 - 2. Before selective demolition or removal of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
- B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
 - 2. Arrange to shut off utilities with utility companies.
 - 3. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
 - 4. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.
 - a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
 - b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
 - c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
 - d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
 - e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
 - f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.

- g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

3.3 PROTECTION

- A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
 - 1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
 - 2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
 - 3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
 - 4. Cover and protect furniture, furnishings, and equipment that have not been removed.
- B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
 - 1. Strengthen or add new supports when required during progress of selective demolition.
- C. Remove temporary barricades and protections where hazards no longer exist.

3.4 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
 - 2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
 - 3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - 4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
 - 5. Maintain fire watch during and for at least 30 minutes after flame-cutting operations.
 - 6. Maintain adequate ventilation when using cutting torches.
 - 7. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.

8. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
 9. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- C. Removed and Salvaged Items:
1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until delivery to Owner.
 4. Transport items to Owner's storage area designated by Owner.
 5. Protect items from damage during transport and storage.
- D. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse.
 2. Pack or crate items after cleaning and repairing. Identify contents of containers.
 3. Protect items from damage during transport and storage.
 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- E. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.5 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

- A. Concrete: Demolish in small sections. Using power-driven saw, cut concrete to a depth of at least 3/4 inch (19 mm) at junctures with construction to remain. Dislodge concrete from reinforcement at perimeter of areas being demolished, cut reinforcement, and then remove remainder of concrete. Neatly trim openings to dimensions indicated.
- B. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals using power-driven saw, and then remove concrete between saw cuts.
- C. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, and then remove masonry between saw cuts.
- D. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, and then break up and remove.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

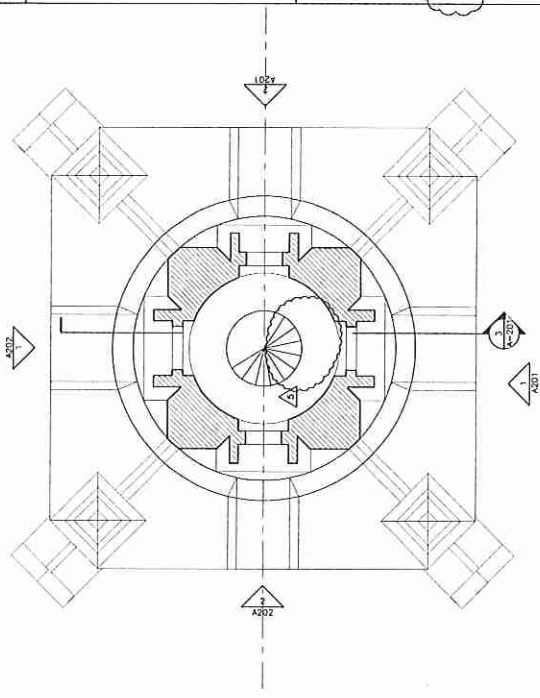
- A. Remove demolition waste materials from Project site and recycle or dispose of them according to Section 01700 "Cleaning and Project Close-out."
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
 - 4. Comply with requirements specified in Section 01700 "Cleaning and Project Close-out."
- B. Burning: Do not burn demolished materials.

3.7 CLEANING

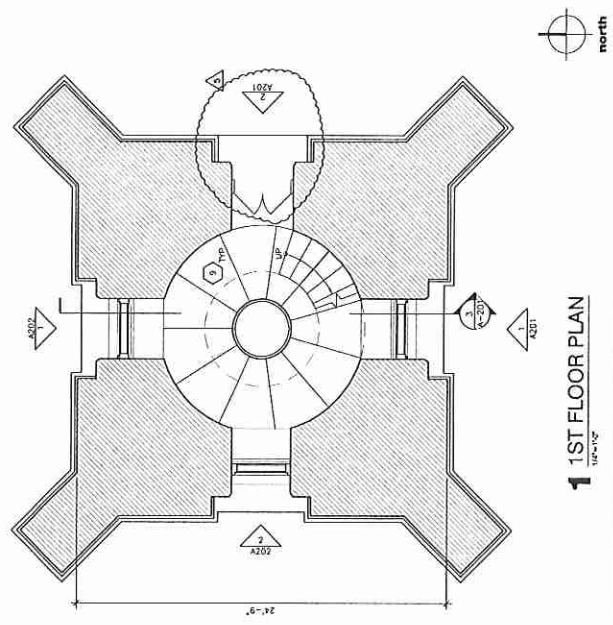
- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 01732

Architectural drawing of a building facade. The central entrance features a large, arched opening. To the left and right of the entrance are two side wings, each with a smaller, arched opening. The drawing includes a north arrow pointing upwards, labeled 'N'. The drawing is oriented vertically on the page.



2 TOP PLATFORM FLOOR PLAN



1 1ST FLOOR PLAN

3	ENTER	ADDCOM #	
4	ENTER	CODE FOR PUMP	
5	ENTER	CODE FOR BID	
6	ENTER	CODE FOR PRIORITY	
7	ENTER	CODE FOR REVIEW	
8	ENTER	DATE	
9	ENTER	DESCRIPTION	
10	ENTER	REVISIONS	
11	DATE	12/14/2015	
12	DRAWN	M. VOORHIES	
13	CHECKED	J. STRICKER	
14	APPROVED		
15	PROJECT NO.	CH-10022712-AG	
16	SECTION	30 and 30-200	
17	REVISION	1	
18	REVISION	2	
19	REVISION	3	
20	REVISION	4	
21	REVISION	5	
22	REVISION	6	
23	REVISION	7	
24	REVISION	8	
25	REVISION	9	
26	REVISION	10	
27	REVISION	11	
28	REVISION	12	
29	REVISION	13	
30	REVISION	14	
31	REVISION	15	
32	REVISION	16	
33	REVISION	17	
34	REVISION	18	
35	REVISION	19	
36	REVISION	20	
37	REVISION	21	
38	REVISION	22	
39	REVISION	23	
40	REVISION	24	
41	REVISION	25	
42	REVISION	26	
43	REVISION	27	
44	REVISION	28	
45	REVISION	29	
46	REVISION	30	
47	REVISION	31	
48	REVISION	32	
49	REVISION	33	
50	REVISION	34	
51	REVISION	35	
52	REVISION	36	
53	REVISION	37	
54	REVISION	38	
55	REVISION	39	
56	REVISION	40	
57	REVISION	41	
58	REVISION	42	
59	REVISION	43	
60	REVISION	44	
61	REVISION	45	
62	REVISION	46	
63	REVISION	47	
64	REVISION	48	
65	REVISION	49	
66	REVISION	50	
67	REVISION	51	
68	REVISION	52	
69	REVISION	53	
70	REVISION	54	
71	REVISION	55	
72	REVISION	56	
73	REVISION	57	
74	REVISION	58	
75	REVISION	59	
76	REVISION	60	
77	REVISION	61	
78	REVISION	62	
79	REVISION	63	
80	REVISION	64	
81	REVISION	65	
82	REVISION	66	
83	REVISION	67	
84	REVISION	68	
85	REVISION	69	
86	REVISION	70	
87	REVISION	71	
88	REVISION	72	
89	REVISION	73	
90	REVISION	74	
91	REVISION	75	
92	REVISION	76	
93	REVISION	77	
94	REVISION	78	
95	REVISION	79	
96	REVISION	80	
97	REVISION	81	
98	REVISION	82	
99	REVISION	83	
100	REVISION	84	
101	REVISION	85	
102	REVISION	86	
103	REVISION	87	
104	REVISION	88	
105	REVISION	89	
106	REVISION	90	
107	REVISION	91	
108	REVISION	92	
109	REVISION	93	
110	REVISION	94	
111	REVISION	95	
112	REVISION	96	
113	REVISION	97	
114	REVISION	98	
115	REVISION	99	

CITY OF MILWAUKEE
NORTH POINT TOWER
MASONRY REPAIR AND RESTORATION

2288 North Lake Drive
Milwaukee, WI 53202

FLOOR PLANS
A-101

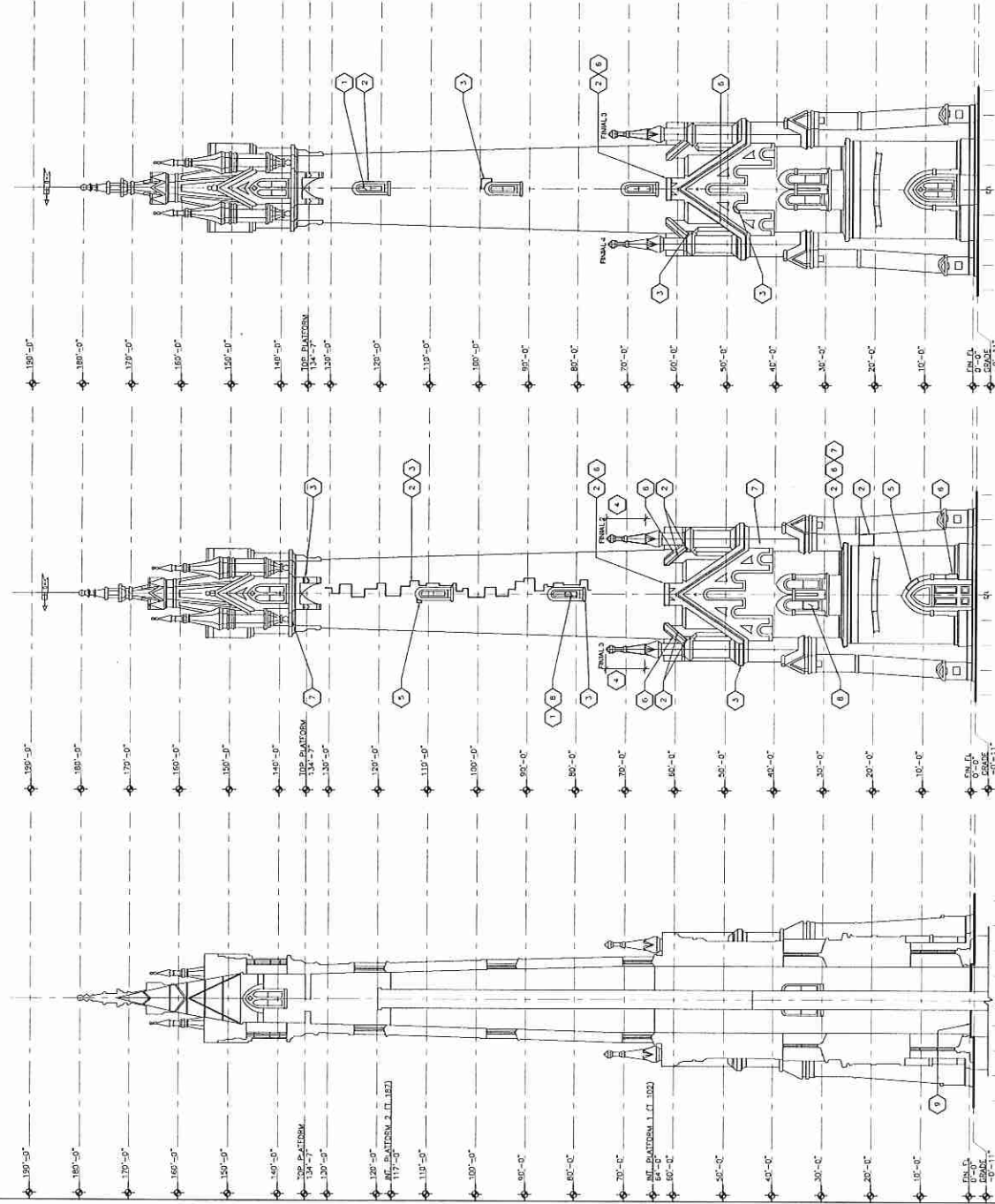
SHEET KEYNOTES

- REPAIR EXISTING WOOD WINDOW FRAME AND SASH.
- RE-POINT EXISTING MORTAR JOINT.
- PROVIDE CRACK INJECTION REPAIR AT EXISTING STONE.
- REPLACE DAMAGED / MISSING STONE FINAL MATCH HISTORIC MATERIAL, FINISH, AND PROFILES.
- REPLACE DAMAGED / MISSING STONE, MATCH HISTORIC MATERIAL, FINISH, AND PROFILES.
- PROVIDE STONE CONSOLIDATION REPAIR AT EXISTING STONE.
- REPAIR EXISTING STONE SURFACING LIGHT WITH CLEAR TEMPERED GLASS, INSTALL INTO EXISTING SASH.
- REMOVE EXISTING CAST IRON PLATEFORM PLATES, INCLUDING CHIPPING AND FL-WOOD UNDERLAYMENT, REPLACE WITH NON-SLIP GALVANIZED STEEL PLATES, MATCH EXISTING PLATE SHAPES.
- EXISTING METAL CONDUIT TO REMAIN, SCORE AND PAINT.

SHEET GENERAL NOTES

- SCORE, PRIME, AND PAINT ALL EXISTING WOOD FRAME WINDOWS AND DOORS AT EXTERIOR. REMOVE AND REPLACE SEALANT JOINTS AT PERIMETER OF FRAMES AT EXTERIOR AND INTERIOR.
- RE-POINT DAMAGED / MISSING EXTERIOR MORTAR JOINTS, INCLUDING BUT NOT LIMITED TO LOCATIONS INDICATED IN KEYNOTES.
- RE-POINT DAMAGED / MISSING INTERIOR MORTAR JOINTS.
- PROVIDE BIOLOGICAL SOLING REMOVER TO INTERIOR BROCK MASONRY SURFACES AND EXTERIOR SURFACES. SEE DETAIL OF VERTICAL SURFACES FOR BIOLOGICAL SOLING REMOVER APPLICATION REQUIREMENTS.

PROVIDE SPOT PAINT REPAIR AT EXTERIOR MASONRY SURFACES.



NO.	DATE	DESCRIPTION
1	12/14/2015	ISSUED FOR PERMIT
2	12/14/2015	ISSUED FOR PERMIT
3	12/14/2015	ISSUED FOR PERMIT
4	12/14/2015	ISSUED FOR PERMIT
5	12/14/2015	ISSUED FOR PERMIT
6	12/14/2015	ISSUED FOR PERMIT
7	12/14/2015	ISSUED FOR PERMIT
8	12/14/2015	ISSUED FOR PERMIT
9	12/14/2015	ISSUED FOR PERMIT
10	12/14/2015	ISSUED FOR PERMIT
11	12/14/2015	ISSUED FOR PERMIT
12	12/14/2015	ISSUED FOR PERMIT
13	12/14/2015	ISSUED FOR PERMIT
14	12/14/2015	ISSUED FOR PERMIT
15	12/14/2015	ISSUED FOR PERMIT
16	12/14/2015	ISSUED FOR PERMIT
17	12/14/2015	ISSUED FOR PERMIT
18	12/14/2015	ISSUED FOR PERMIT
19	12/14/2015	ISSUED FOR PERMIT
20	12/14/2015	ISSUED FOR PERMIT
21	12/14/2015	ISSUED FOR PERMIT
22	12/14/2015	ISSUED FOR PERMIT
23	12/14/2015	ISSUED FOR PERMIT
24	12/14/2015	ISSUED FOR PERMIT
25	12/14/2015	ISSUED FOR PERMIT
26	12/14/2015	ISSUED FOR PERMIT
27	12/14/2015	ISSUED FOR PERMIT
28	12/14/2015	ISSUED FOR PERMIT
29	12/14/2015	ISSUED FOR PERMIT
30	12/14/2015	ISSUED FOR PERMIT
31	12/14/2015	ISSUED FOR PERMIT
32	12/14/2015	ISSUED FOR PERMIT
33	12/14/2015	ISSUED FOR PERMIT
34	12/14/2015	ISSUED FOR PERMIT
35	12/14/2015	ISSUED FOR PERMIT
36	12/14/2015	ISSUED FOR PERMIT
37	12/14/2015	ISSUED FOR PERMIT
38	12/14/2015	ISSUED FOR PERMIT
39	12/14/2015	ISSUED FOR PERMIT
40	12/14/2015	ISSUED FOR PERMIT
41	12/14/2015	ISSUED FOR PERMIT
42	12/14/2015	ISSUED FOR PERMIT
43	12/14/2015	ISSUED FOR PERMIT
44	12/14/2015	ISSUED FOR PERMIT
45	12/14/2015	ISSUED FOR PERMIT
46	12/14/2015	ISSUED FOR PERMIT
47	12/14/2015	ISSUED FOR PERMIT
48	12/14/2015	ISSUED FOR PERMIT
49	12/14/2015	ISSUED FOR PERMIT
50	12/14/2015	ISSUED FOR PERMIT
51	12/14/2015	ISSUED FOR PERMIT
52	12/14/2015	ISSUED FOR PERMIT
53	12/14/2015	ISSUED FOR PERMIT
54	12/14/2015	ISSUED FOR PERMIT
55	12/14/2015	ISSUED FOR PERMIT
56	12/14/2015	ISSUED FOR PERMIT
57	12/14/2015	ISSUED FOR PERMIT
58	12/14/2015	ISSUED FOR PERMIT
59	12/14/2015	ISSUED FOR PERMIT
60	12/14/2015	ISSUED FOR PERMIT
61	12/14/2015	ISSUED FOR PERMIT
62	12/14/2015	ISSUED FOR PERMIT
63	12/14/2015	ISSUED FOR PERMIT
64	12/14/2015	ISSUED FOR PERMIT
65	12/14/2015	ISSUED FOR PERMIT
66	12/14/2015	ISSUED FOR PERMIT
67	12/14/2015	ISSUED FOR PERMIT
68	12/14/2015	ISSUED FOR PERMIT
69	12/14/2015	ISSUED FOR PERMIT
70	12/14/2015	ISSUED FOR PERMIT
71	12/14/2015	ISSUED FOR PERMIT
72	12/14/2015	ISSUED FOR PERMIT
73	12/14/2015	ISSUED FOR PERMIT
74	12/14/2015	ISSUED FOR PERMIT
75	12/14/2015	ISSUED FOR PERMIT
76	12/14/2015	ISSUED FOR PERMIT
77	12/14/2015	ISSUED FOR PERMIT
78	12/14/2015	ISSUED FOR PERMIT
79	12/14/2015	ISSUED FOR PERMIT
80	12/14/2015	ISSUED FOR PERMIT
81	12/14/2015	ISSUED FOR PERMIT
82	12/14/2015	ISSUED FOR PERMIT
83	12/14/2015	ISSUED FOR PERMIT
84	12/14/2015	ISSUED FOR PERMIT
85	12/14/2015	ISSUED FOR PERMIT
86	12/14/2015	ISSUED FOR PERMIT
87	12/14/2015	ISSUED FOR PERMIT
88	12/14/2015	ISSUED FOR PERMIT
89	12/14/2015	ISSUED FOR PERMIT
90	12/14/2015	ISSUED FOR PERMIT
91	12/14/2015	ISSUED FOR PERMIT
92	12/14/2015	ISSUED FOR PERMIT
93	12/14/2015	ISSUED FOR PERMIT
94	12/14/2015	ISSUED FOR PERMIT
95	12/14/2015	ISSUED FOR PERMIT
96	12/14/2015	ISSUED FOR PERMIT
97	12/14/2015	ISSUED FOR PERMIT
98	12/14/2015	ISSUED FOR PERMIT
99	12/14/2015	ISSUED FOR PERMIT
100	12/14/2015	ISSUED FOR PERMIT

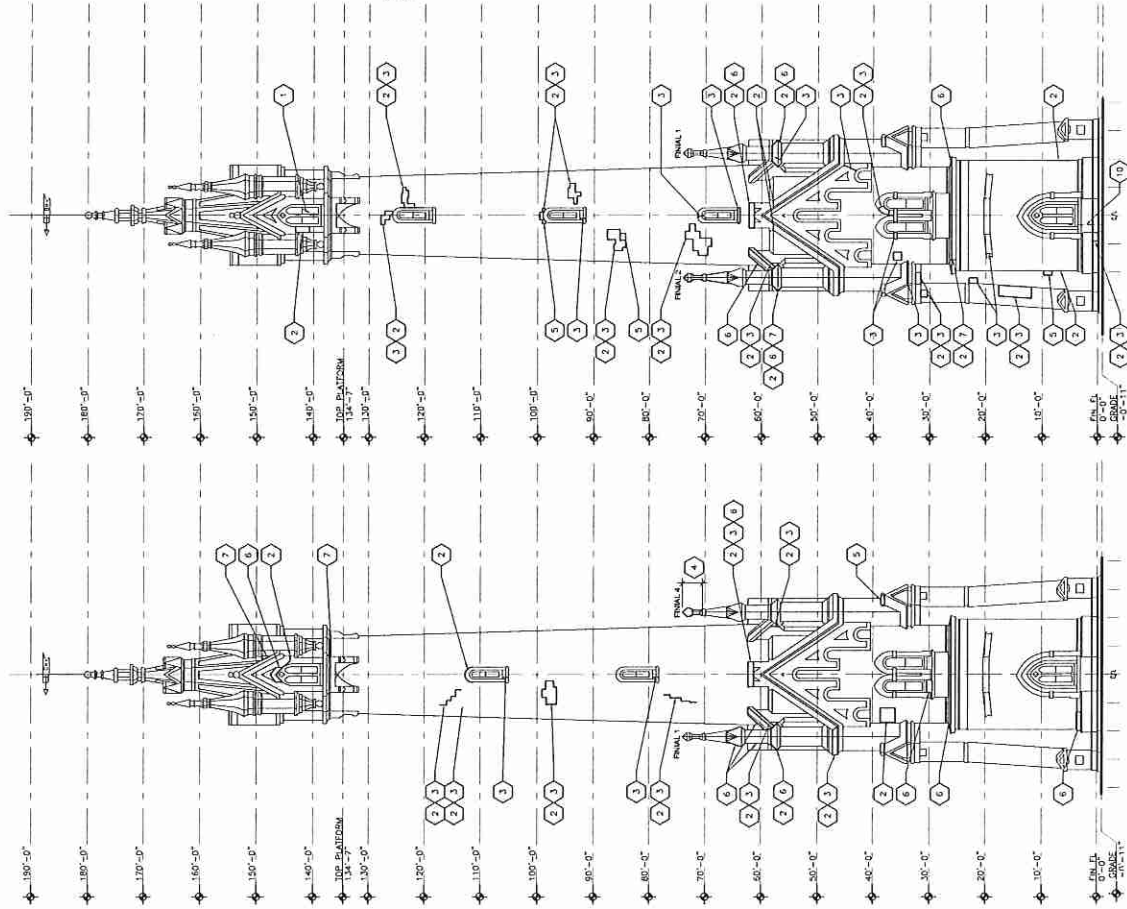
CITY OF MILWAUKEE
 NORTH POINT TOWER
 MASONRY REPAIR AND RESTORATION
 2288 North Lake Drive
 Milwaukee, WI 53202

SHEET KEYNOTES

1. REPAIR EXISTING WOOD WINDOW FRAME AND SASH.
2. REPAIR EXISTING STONE MASONRY.
3. PROVIDE BRICK REPAIR TO MATCH EXISTING STONE.
4. REPLACE DAMAGED / MISSING STONE FINAL MATCH HISTORIC MATERIAL, FINISH, AND PROFILES.
5. REPLACE DAMAGED / MISSING STONE MATCH HISTORIC MATERIAL, FINISH, AND PROFILES.
6. PROVIDE STONE CONTOUR/SHAPES TO MATCH EXISTING STONE.
7. REMOVE ORGANIC DEBRIS FROM EXISTING STONE.
8. REPLACE DAMAGED / MISSING GLAZING LIGHT WITH CLEAR TEMPERED GLASS. INSTALL INTO EXISTING SASH.
9. REMOVE EXISTING CAST IRON PLANTFORM PLATES, INCLUDING CARPENTRY AND PLUMBING UNDEQUIPMENT. REPLACE WITH NON-SLIP GALVANIZED STEEL PLANTFORM PLATES.
10. EXISTING METAL CONDUIT TO REMAIN. SCULPTURE AND PAINT.

SHEET GENERAL NOTES

- A. SCULPTURE, PAINT AND PAINT ALL EXISTING WOOD FRAME WINDOWS AND DOORS TO MATCH EXISTING MATERIALS. REPAIR JOINTS AT PERIMETER OF FRAMES AT EXTERIOR AND INTERIOR.
- B. RE-POINT DAMAGED / MISSING EXTERIOR MORTAR JOINTS, INCLUDING BUT NOT LIMITED TO LOCATIONS INDICATED IN KEYNOTES.
- C. RE-POINT DAMAGED / MISSING INTERIOR MORTAR JOINTS.
- D. PROVIDE BIOLOGICAL SOLING REPAIR TO INTERIOR BRICK MASONRY AT AREAS OF ALGAE GROWTH - 30% OF VERTICAL SURFACES.
- E. PROVIDE FRONT COURT REPAIR AT EXTERIOR BRICK MASONRY.



1 NORTH ELEVATION
3/32" = 1'-0"

2 WEST ELEVATION
3/32" = 1'-0"

3	REVISION	ADDITIONAL #2
4	REVISION	LOGIC FOR PCHM
5	REVISION	LOGIC FOR BID
6	REVISION	LOGIC FOR BID
7	REVISION	LOGIC FOR BID
8	REVISION	LOGIC FOR BID
9	REVISION	LOGIC FOR BID
10	REVISION	LOGIC FOR BID
NO.	DATE	DESCRIPTION
1	12/14/2013	
2	12/14/2013	
3	12/14/2013	
4	12/14/2013	
5	12/14/2013	
6	12/14/2013	
7	12/14/2013	
8	12/14/2013	
9	12/14/2013	
10	12/14/2013	
11	12/14/2013	
12	12/14/2013	
13	12/14/2013	
14	12/14/2013	
15	12/14/2013	
16	12/14/2013	
17	12/14/2013	
18	12/14/2013	
19	12/14/2013	
20	12/14/2013	
21	12/14/2013	
22	12/14/2013	
23	12/14/2013	
24	12/14/2013	
25	12/14/2013	
26	12/14/2013	
27	12/14/2013	
28	12/14/2013	
29	12/14/2013	
30	12/14/2013	
31	12/14/2013	
32	12/14/2013	
33	12/14/2013	
34	12/14/2013	
35	12/14/2013	
36	12/14/2013	
37	12/14/2013	
38	12/14/2013	
39	12/14/2013	
40	12/14/2013	
41	12/14/2013	
42	12/14/2013	
43	12/14/2013	
44	12/14/2013	
45	12/14/2013	
46	12/14/2013	
47	12/14/2013	
48	12/14/2013	
49	12/14/2013	
50	12/14/2013	
51	12/14/2013	
52	12/14/2013	
53	12/14/2013	
54	12/14/2013	
55	12/14/2013	
56	12/14/2013	
57	12/14/2013	
58	12/14/2013	
59	12/14/2013	
60	12/14/2013	
61	12/14/2013	
62	12/14/2013	
63	12/14/2013	
64	12/14/2013	
65	12/14/2013	
66	12/14/2013	
67	12/14/2013	
68	12/14/2013	
69	12/14/2013	
70	12/14/2013	
71	12/14/2013	
72	12/14/2013	
73	12/14/2013	
74	12/14/2013	
75	12/14/2013	
76	12/14/2013	
77	12/14/2013	
78	12/14/2013	
79	12/14/2013	
80	12/14/2013	
81	12/14/2013	
82	12/14/2013	
83	12/14/2013	
84	12/14/2013	
85	12/14/2013	
86	12/14/2013	
87	12/14/2013	
88	12/14/2013	
89	12/14/2013	
90	12/14/2013	
91	12/14/2013	
92	12/14/2013	
93	12/14/2013	
94	12/14/2013	
95	12/14/2013	
96	12/14/2013	
97	12/14/2013	
98	12/14/2013	
99	12/14/2013	
100	12/14/2013	

CITY OF MILWAUKEE
NORTH POINT TOWER
MASSONRY REPAIR AND RESTORATION
2208 North Lake Drive
Milwaukee, WI 53202

ELEVATIONS
A-202